

Saturday Noon Mar. 27. 52

Dear Garrison

I have agreed for the House in Dix Place - but have not yet got a deed thereof; It will take some little time to examine the title & settle

I have agreed with the present tenant Mr. Pray to occupy it one year; after which it will be at your service - I am sorry that I could not have bro't this about in season to save you from moving elsewhere, but it was unavoidable.

When friend Bearse & myself agreed for the Concord Street house the other day, it was uncertain when I should be able to purchase the Dix Place House - We agreed for it ^(the Concord St House) for not less than two years for 350" & no tax & the tenant to pay for the water - on condition that you should have the right to remove at the end of one year by paying a bonus of 20 dollars - or if you found another tenant to take your place & carry out the full term of the lease - the 20 dollars would be saved

Now if you do not intend to stop in the Concord St house but one year, & possibly an arrangement may be made sooner, ^{with Mr Pray} I submit whether you had not better do without carpets &c. for so short a time? of this however you must judge

Your friend
Francis Jackson

P.S. The Person of whom I bot the Dix Place House, wishes the bargain should be confidential, to which I assented

~~that your~~ niece. What will he say when
he finds out to the contrary? I think there
keeping you up till after midnight was
an indiscretion they liked you pretty well
after all with all ^{your} fanaticism. You told
me you were weighed quite frequently I hope
you gain four pounds a day. I am sure
if you sleep till ten o'clock and eat heartily
during the day and exercise accordingly you
ought to be a very weighty man by this
time in bulk.

W L Garrison